



Outdoor Dining

Planning Commission
Land Use Process Review Committee

Thursday, October 26, 2023

Lily Yegazu, Zoning Administration Division

Background

- Priority 1 Item on ZOWP
 - “Additional Reports to the Board”
- Consider ways to allow the continuation of outdoor dining permitted in parking areas during the Covid Emergency



Existing Zoning Ordinance Provisions

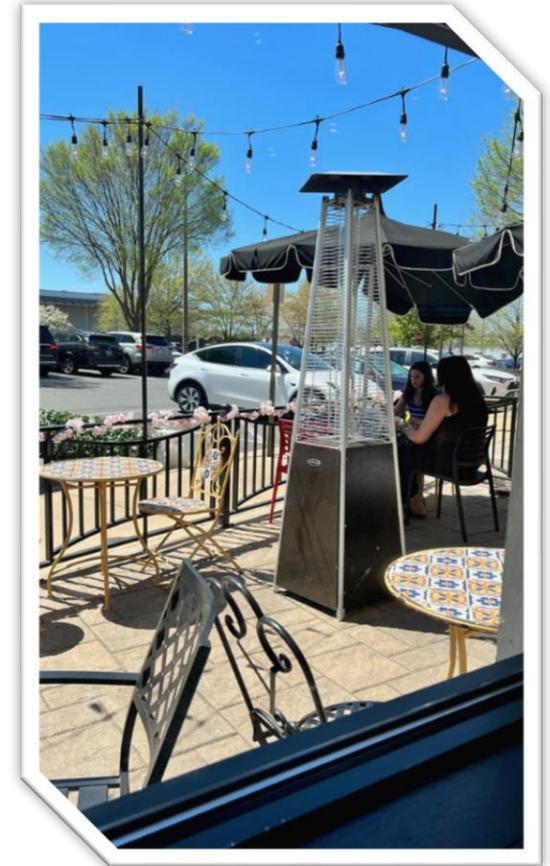


- Does not define Outdoor Dining
- Generally treated as an accessory use with no standards
- Exempts outdoor seating from parking requirements



Emergency Ordinance

- Allows the setup of outdoor dining without individual approval
 - With any existing restaurant, dining establishment, food court, brewery, microbrewery, distillery, winery, or tasting room
 - Includes regulations related to ADA, alcohol, furniture and tents, life safety, location, parking, pedestrian circulation and signs
 - Sunsets March 2024



Proposal

- Carry forward regulations in Emergency Ordinance
- Add new definition of outdoor dining
- Permit as an accessory use
- May not include permanent structures
- Permit in all Zoning Districts
- Cannot obstruct pedestrian access or emergency access by Fire Marshal
- No additional parking required



Proposal (cont.)

- Permitted by right on sidewalk/patio
- Limit size to 50% of indoor dining area
 - Option: 25% - 75%
- Limit hours of operation to match business hours of use
 - Option 1: Not permitted before 7:00 AM or after 10:00 PM if establishment is directly adjacent to single family development
 - Option 2: Not permitted before 9:00 AM if establishment is directly adjacent to single family development
- Permit with Administrative Permit in parking areas
 - May not reduce parking below minimum required
 - \$205 one-time application fee
 - Option: \$100 - \$205

Next Steps



Refine proposal and issue staff report



Authorization

December 2023



Planning Commission
Public Hearing

January 2024



Board of Supervisors
Public Hearing

February 2024

Questions?

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PLANNING & DEVELOPMENT

